

All Plumb Ltd

Craftsman Plumbers, Drain layers and Gasfitters



Woburn Masonic Apartments

On site audit completed 25/7/18.

Rooms that require action are marked with capitals.

G01 unsafe – Shower.

G02 unsafe – Shower (very bad)

G03 unsafe – Shower.

G04 unsafe – Shower.

G05 unsafe – Shower.

G06 unsafe – Shower.

G07 unsafe – Shower.

G08 unsafe – Shower.

G09 unsafe – Shower.

G10 unsafe – Shower.

G11 unsafe – Shower.

G12 unsafe – Shower (very bad) – Kitchen FWG charged but occupant adamant that FWG was not charged before filling program. FWG MUST BE CHECKED /CHARGED MANUALLY EVERY THREE WEEKS.

G13 unsafe – Shower (very bad)

G14 unsafe – Shower (very bad)

G15 unsafe – Shower (very bad)

G16 unsafe – Shower – Kitchen FWG not being charged. Cold water expansion and TPR valves are piped into FWG but are not discharging. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

G17 unsafe – Shower (very bad) Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

G18 unsafe – Shower (very bad) – FWG concealed in laundry – Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

G19 unsafe – Shower (very bad) – FWG concealed in laundry.

G20 unsafe – Shower – FWG concealed in laundry.

G21 unsafe – Shower (very bad) – FWG concealed in laundry.

G22 unsafe – Shower – FWG concealed in laundry.

G23 unsafe – Shower – FWG concealed in laundry.

G24 unsafe – Shower – FWG concealed in laundry.

G25 unsafe – Shower – FWG concealed in laundry.

G26 unsafe – Shower (very bad) – FWG concealed in laundry.

101 unsafe – Shower.

102 unsafe – Shower – FWG concealed in laundry - Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

103 unsafe – Shower (very bad)

104 unsafe – Shower.

105 unsafe – Shower.

106 unsafe – Shower.

107 unsafe – Shower (very bad)

108 unsafe – Shower.

109 unsafe – Shower – FWG concealed in laundry.

110 unsafe – Shower.

111 unsafe – Shower.

112 unsafe – Shower.

113 unsafe – Shower.

114 unsafe – Shower.

115 unsafe – Shower.

116 unsafe – Shower (two holes with organic growth, very bad) – FWG concealed in Hot Water Cylinder cupboard. Kitchen FWG is fed from kitchen sink (wrong) causing mouldy growth. Trap priming valve pipework is connected incorrectly to sewer and venting into kitchen cupboard. REMEDIAL PLUMBING IS REQUIRED TO RECTIFY THE ABOVE. (open vent has been made safe until alterations are completed)

117 unsafe – Shower - FWG concealed in laundry - Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

118 unsafe – Shower – FWG concealed in laundry.

Shower holding water.

119 unsafe – Shower – FWG concealed in laundry.

120 unsafe – Shower – FWG concealed in laundry.

121 unsafe – Shower – FWG concealed in laundry.

122 unsafe – Shower – FWG concealed in laundry.

123 unsafe – Shower – FWG concealed in laundry.

124 unsafe – Shower – FWG concealed in laundry.

125 unsafe – Shower – FWG concealed in laundry.

Silicone failing.

126 unsafe – Shower – FWG concealed in laundry – Kitchen FWG not being charged (trap primer). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

127 unsafe – Shower – FWG concealed in laundry.

128 unsafe – Shower – FWG concealed in laundry.

129 unsafe – Shower – FWG concealed in laundry.

130 unsafe – Shower – FWG concealed in laundry.

131 unsafe – Shower – FWG concealed in laundry.

Shower has cracking in tiles.

132 unsafe – Shower – FWG concealed in laundry.

133 unsafe – Shower – FWG concealed in laundry.

134 unsafe – Shower – FWG concealed in laundry.

135 unsafe – Shower – FWG concealed in laundry.

136 unsafe – Shower – FWG concealed in laundry.

137 unsafe – Shower – FWG concealed in laundry.

138 unsafe – Shower – FWG concealed in laundry - Main bathroom FWG (fed by bath). Was charged at time of audit and occupants advised. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

139 unsafe – Shower – FWG concealed in laundry.

Severe mould in shower channel.

Bar West, unsafe - Kitchen FWG, located in rear, concealed under refrigerator not being charged - FWG front of house not being charged. (2 x trap primers) BOTH MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

201 unsafe – Shower (very bad)

202 2 x unsafe – Shower – Ensuite with excessive bacterial growth and very high water level (very bad). - FWG concealed in laundry, not charged (trap primer) MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

203 2 x unsafe – Shower - FWG in laundry, not charged (trap primer) FWG is being filled due to incorrect pipe work from laundry back filling into FWG (large amounts of organic growth) FWG MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

204 unsafe – Shower (very bad) – Kitchen FWG concealed under refrigerator.

205 2 x unsafe – Shower – (main shower very bad)

206 2 x unsafe – Shower – Ensuite very bad and holding water, main shower holding water. Laundry FWG not charged (trap primer). MUST BE

CHECKED/CHARGED EVERY THREE WEEKS. Kitchen FWG concealed under refrigerator.

207 unsafe – Shower – FWG concealed in laundry.

208 unsafe – Shower – FWG concealed in laundry - Main bathroom FWG not charged at time of audit (fed by bath). MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

209 unsafe – Shower - (large amounts of organic growth under channel and into shower trap entry) - FWG concealed in laundry – FWG in main bathroom not charged (fed by bath). MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

210 unsafe – Shower – FWG concealed in laundry.

211 unsafe – Shower – FWG concealed in laundry.

212 unsafe – Shower – FWG concealed in laundry.

213 unsafe – Shower – FWG concealed in laundry.

214 unsafe – Shower – FWG concealed in laundry.

215 unsafe – Shower – Channel has back fall, holding approximately 8mm of water with two holes (see pictures)

216 unsafe – Shower – FWG concealed in laundry.

217 unsafe – Shower.

218 unsafe – Shower (very bad) FWG directly under refrigerator.

219 unsafe – Shower.

220 unsafe – Shower – FWG concealed in laundry.

221 unsafe – Shower – FWG concealed in laundry.

Rubbish collection room (between rooms 133 and 135). FWG located under rubbish bins with hose tap above which over sprays FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 1. FWG located in vicinity of hose tap. Hose tap does not appear to be connected to water main. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Cleaners cupboard. Stage 1, ground floor west. FWG located in front of cleaners sink, charged by tub.

Paraplegic public WC. Ground floor, stage 1. Conserveatory. FWG charged by basin.

Ground floor public toilets, Stage 1 west. 1 x paraplegic WC and 1 x standard WC. Both are charged by basins. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Rubbish collection room. Level 1, stage 1 (west). FWG located under rubbish bins with hose tap 400mm from FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Charging with provided tap would cause flooding/water damage of level 1.

Public toilets. Level 2, stage 1, west. FWGs charged by basins. Paraplegic WC is moving under load.

Paraplegic WC. Level 1, stage 1. Wall behind WC pan flexes with pan use and plaster is cracking/moving.

Public toilets. Level 1, stage 2. 2 x single toilets, 1 x paraplegic toilet. All FWG charged by basin taps. ALL FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Cleaners cupboard. Level 1, stage 2. FWG located in front of cleaners sink, charged by tub.

Public toilets. Ground floor, Stage 2. 2 x single toilets, 1 x paraplegic toilet. All FWG charged by basin taps. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Spa pool room. Level 1, stage 2. Unsafe shower (very bad), NO APPARENT BACK FLOW PROTECTION ON SPA WATER FEED.

Sauna room with paraplegic wc. Level 1, stage 2. Unsafe shower.

2 x public paraplegic WCs, next to fitness centre. FWGs SHOW SIGNS OF EXCESSIVE ORGANIC GROWTH.

Rubbish collection room. Level 2, stage 1. Next to room 216. FWG located under rubbish bins. Hose tap does not appear to be connected to mains. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 2, next to room 113. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Ground floor, stage 2, north. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. FWG IS ONE METER FROM HOSE TAP. FWG HAS INSECT LIFE AND ORGANIC GROWTH. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground floor hair salon. Stage 2. FWG uncharged (trap priming valve not working). FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

HAIR SALON APPEARS TO HAVE NO BACK FLOW PROTECTION (HIGH RISK). SEE ATTACHED LETTER (MECHANICAL MAINTENANCE).

Ground floor kitchen, Stage 2. 2 x FWG not being charged (trap priming valves x 2 not working). FWGs MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS. Back flow protection for steam oven, coffee machine is of concern. SEE ATTACHED LETTER (MECHANICAL MAINTENANCE). Both FWGs are considerably higher than surrounding floor area.

Level 1, Stage 2 Bar. unsafe - Kitchen FWG. (trap priming valve not working) MUST BE CHECKED/CHARGED EVERY THREE WEEKS.

Rubbish collection room. Level 1, stage 2. Next to room 113. FWG located under rubbish bins. If tap is used to charge gully minimal water enters FWG as

FWG is higher than the average floor level. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Level 2, stage 2. Next to room 207. FWG located under rubbish bins with hose tap isolation valve turned off at time of audit. If hose tap is used to charge FWG water flows under wall and into elevator shaft. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Rubbish collection room. Level 1, stage 2. Next to room 105. FWG located under rubbish bins with hose tap 800mm from FWG. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Staff Lunch Room (stage 2). FWG not being charged (trap primer). Pipe from under sink appears partially blocked. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Cleaners Cupboard (next to staff lunch room, stage 2). FWG not being charged (trap primer). Please note :- trap primer is located in Hairdressing room under sink, not in cleaners cupboard. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Ground Floor Paraplegic Toilet (left hand side next to cleaner's cupboard). FWG charged by basin. Wall behind WC pan is moving under load.

Rubbish collection room. Level 2, stage 2. Next to room 202. FWG located under rubbish bins with hose tap 550mm from FWG. FWG higher than surrounding floor. FWG MUST BE CHECKED/CHARGED MANUALLY EVERY THREE WEEKS.

Arts and crafts room. Level 1, stage 2. Kitchen sink. No FWG. (sink overflow is not connected)